

Exhibit E

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1632
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

815 GREEN ROAD

11-11-05-100-006

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.6, 304.14, 304.13, 304.15, 605.1
Code Section(s)		
IPMC 304.1 304.13 304.15		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING

***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/18/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☒ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1634
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

823 GREEN ROAD**11-11-05-100-006**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 102.5, 304.1, 304.6, 304.14, 605.1, 603.1
Code Section(s)		
IPMC 304.1 102.5 304.6		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date Time

To Respondent:

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The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Durham

(Authorizing Agent)

Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

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Fines

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42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

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Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1635
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

829 GREEN ROAD**11-11-05-100-006**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 102.5, 304.1, 304.10, 304.14, 304.13, 605.1, 603.1
Code Section(s)		
IPMC 304.1 102.5 304.13		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


 Jerry Dunham (Authorizing Agent)

9/18/2024
 Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☒ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

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Fines

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		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
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94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

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State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1640
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

853 GREEN ROAD**11-11-05-100-006**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.10, 304.14, 304.13, 605.1
Code Section(s)		
IPMC 304.1 304.10 304.13		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

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I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/18/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

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Fines

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42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

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Enforcement Number	EN24-1640
Property Address	853 GREEN ROAD
Respondent Name	VTP RIVER WOODS LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-006
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/18/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.10 304.13
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.10, 304.14, 304.13, 605.1

Original: Administrative Hearings Bureau

Pink Copy: Respondent

Code: 230

Account: 101-4-3730-607-11

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1638
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: LONN KYLE VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

847 GREEN ROAD**11-11-05-100-006**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

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PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 102.5, 304.1, 304.15, 304.14, 304.13, 603.1
Code Section(s)		
IPMC 102.5 304.1 304.13		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

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I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Durham

(Authorizing Agent)

Date

9/18/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

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86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
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State Justice System (set by state statute)	\$10

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Enforcement Number	EN24-1638
Property Address	847 GREEN ROAD
Respondent Name	VTP RIVER WOODS LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-006
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/18/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 102.5 304.1 304.13
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 102.5, 304.1, 304.15, 304.14, 304.13, 603.1

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1636
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: LONN KYLE VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

841 GREEN ROAD**11-11-05-100-006**

Property Address

Parcel Number

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Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.10, 304.14, 304.13, 304.15, 504.1, 603.1
Code Section(s)		
IPMC 304.1 304.13 304.10		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

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I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/18/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note:** Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1636
Property Address	841 GREEN ROAD
Respondent Name	VTP RIVER WOODS LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-006
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/18/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.13 304.10
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.10, 304.14, 304.13, 304.15, 504.1, 603.1

Enforcement Number	EN24-1389
Property Address	835 GREEN ROAD
Respondent Name	VTP RIVER WOODS LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City, State, Zip	LAKEWOOD NJ 08701
Parcel Number	11-11-05-100-006
Hearing Date	9/26/2024
Hearing Time	9:00 AM
Issuing Officer	Jerry Dunham
Offense Date	08/02/2024
Date Issued	08/02/2024
Enforcement Category	PMC Violation
Code Section(s)	305.1 305.3 305.5
Offense Number	1
Description	Unit 101 tenant complaint about condition of unit and common areas

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1616
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

1433 LEFORGE**11-11-05-100-001**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.13, 304.15, 605.1.
Code Section(s)		
IPMC 304.1 304.15 304.13		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date Time

To Respondent:


Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


 Jerry Dunham (Authorizing Agent)


 Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☒ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1620
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

721 CLARK ROAD**11-11-05-100-001**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.7, 304.15, 604.3, 605.1
Code Section(s)		
IPMC 304.1 304.13 304.15		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

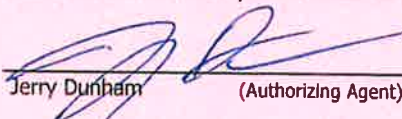
To Respondent:

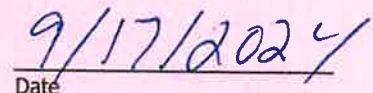
Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


Jerry Dunham
(Authorizing Agent)


Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☒ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1619
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

720 GREEN ROAD**11-11-05-100-001**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.15, 604.3, 605.1, 607.1
Code Section(s)		
IPMC 304.1 605.1 304.15		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/17/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail
☒ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1626
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

772 GREEN ROAD**11-11-05-100-001**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.7, 304.15, 604.3, 605.1
Code Section(s)		
IPMC 304.1 304.15 605.1		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/17/24

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1626
Property Address	772 GREEN ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-001
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.15 605.1
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3, 605.1

Original: Administrative Hearings Bureau

Pink Copy: Respondent

Code: 230

Account: 101-4-3730-607-11

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1614
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP RIVER WOODS LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

1431 LEFORGE**11-11-05-100-001**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 604.3, 605.1 AND IFC 308.1.4.
Code Section(s)		
IPMC 304.1 304.6 604.3		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/17/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Enforcement Number	EN24-1614
Property Address	1431 LEFORGE
Respondent Name	VTP RIVER WOODS LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-001
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.6 604.3
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6,604.3, 605.1 and IFC 308.1.4.

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1625
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

725 GREEN ROAD

11-11-05-100-007

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.10, 605.1
Code Section(s)		
IPMC 304.1 304.7 304.6		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING

***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.
BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1625
Property Address	725 GREEN ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-007
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.7 304.6
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6, 304.10, 605.1

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1627
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

791 GREEN ROAD

11-11-05-100-007

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.7, 304.15, 304.10, 307.1, 604.3, 605.1
Code Section(s)		
IPMC 304.1 605.1 304.6		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING

***** Appearance Required *****

Hearing scheduled for: **Thursday, October 17, 2024** **9:00 AM**
 Date Time

To Respondent:


Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


 Jerry Dunham (Authorizing Agent)


 Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. A plea is invalid without respondent's signature. Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1627
Property Address	791 GREEN ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-007
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 605.1 304.6
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15,304.10, 307.1, 604.3, 605.1

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1617
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

1423 LEFORGE ROAD**11-11-05-100-007**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.7, 304.15, 304.10, 605.1, 603.1
Code Section(s)		
IPMC 304.1 304.15 304.10		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dunham

(Authorizing Agent)

Date

9/17/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1617
Property Address	1423 LEFORGE ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-007
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.15 304.10
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15, 304.10, 605.1, 603.1

Original: Administrative Hearings Bureau

Pink Copy: Respondent

Code: 230

Account: 101-4-3730-607-11

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1618
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

1427 LEFORGE ROAD**11-11-05-100-007**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.6, 304.7, 304.15, 604.3, 605.1
Code Section(s)		
IPMC 304.1 304.15 304.6		
Offense Number (1st, 2nd, 3rd, etc.)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time


To Respondent:

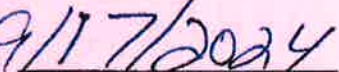
Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


Jerry Dunham (Authorizing Agent)


Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail
☐ Certified Mail
☐ Posting
☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

Abatement Costs	Actual cost, plus fee
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1618
Property Address	1427 LEFORGE ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-007
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.15 304.6
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14,304.6, 304.7, 304.15,604.3, 605.1

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1624
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

721 GREEN ROAD

11-11-05-100-007

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/17/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.7, 304.14, 304.7, 605.1
Code Section(s)		
IPMC 304.1 304.10 605.1		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING

***** Appearance Required *****

Hearing scheduled for: Thursday, October 17, 2024 9:00 AM

Date

Time

To Respondent:

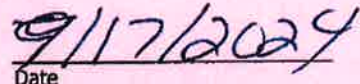
Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT


 Jerry Dunham (Authorizing Agent)


 Date

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☐ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

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Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau DO NOT include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.

Enforcement Number	EN24-1624
Property Address	721 GREEN ROAD
Respondent Name	VTP ARBOR ONE LLC
Respondent Address	920 E COUNTY LINE RD SUITE 103
Respondent City	LAKEWOOD
Respondent State	NJ
Respondent Zip	08701
Parcel Number	11-11-05-100-007
Hearing Date	10/17/2024
Hearing Time	09:00 AM
Issuing Officer	Jerry Dunham
Date Issued	09/17/2024
Offense Date	07/25/2024
Enforcement Category	PMC Violation
Code Section(s)	IPMC 304.1 304.10 605.1
Offense Number	1
Description	Exterior in disrepair. Exterior is in violation of City of Ypsilanti Code of Ordinances Chapter 18 Sec. 18-91 IPMC Sections 304.1, 304.7, 304.14, 304.7, 605.1

Original: Administrative Hearings Bureau

Pink Copy: Respondent

Code: 230

Account: 101-4-3730607-14

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN24-1628
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 482-9626	Respondent Name and Address: VTP ARBOR ONE LLC 920 E COUNTY LINE RD SUITE 103 LAKEWOOD NJ 08701	

801 GREEN ROAD**11-11-05-100-007**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
PMC VIOLATION	09/18/2024	EXTERIOR IN DISREPAIR. EXTERIOR IS IN VIOLATION OF CITY OF YPSILANTI CODE OF ORDINANCES CHAPTER 18 SEC. 18-91 IPMC SECTIONS 304.1, 304.6, 304.14, 605.1, 307.1 MICHIGAN BUILDING CODE 105.1
Code Section(s)		
IPMC 304.1 307.1 605.1		
Offense Number (1st, 2nd, 3rd, etc)	Offense Date	
1	07/25/2024	

NOTICE OF FORMAL HEARING***** Appearance Required *******Hearing scheduled for: Thursday, October 17, 2024 9:00 AM**

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Jerry Dupham

(Authorizing Agent)

Date

9/18/2024

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☒ Certified Mail ☐ Posting ☐ Personal Service

Location of Posting or Personal Service

Served by

Date

Additional Information on reverse side

Administrative Hearings Bureau

If the Hearing Notice says Appearance Required, you are required to appear at the date and time specified on the front of this notice. Failure to appear at the date and time indicated may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the above violation(s). Appearance is always required for building code violations, most zoning violations, and select litter violations.

If the Hearing Notice says a plea of responsible by mail or in person is permitted, you may call the Hearings Bureau to find out the amount of the fine(s). If you fail to mail your plea and payment at least seven (7) calendar days prior to the hearing or fail to plea and pay your fine in person prior to the hearing, you must appear before the Hearing Officer at the hearing date and time on the Notice of Hearing. **A plea is invalid without respondent's signature.** Failure to appear may result in a decision and default being entered against you and you may be assessed fines, costs, and fees in addition to other relief being ordered to remedy the violation(s). **Please note: Fines are lower if paid within ten (10) days of the date that the Violation and Notice of Hearing was served**

Fines

Code Chapter	Subject	Fine (if paid within 10 days)			Fine (if paid after 10 days)		
		Offense: 1 st	2 nd	3 rd	Offense: 1 st	2 nd	3 rd
18	Buildings (general)	\$75	\$150	\$300	\$75	\$150	\$350
42	Environment	\$50	\$150	\$300	\$75	\$175	\$325
86	Solid Waste	\$25	\$50	\$200	\$25	\$50	\$225
94	Streets & Sidewalks	\$50	\$100	\$200	\$75	\$125	\$225
110	Vegetation	\$75	\$150	\$300	\$100	\$175	\$325
122	Zoning	\$100	\$200	\$500	\$125	\$225	\$500
18-146(a) & (b)	Occupancy	\$200	\$400	\$500	\$200	\$400	\$500
94-133 & 134	Snow Removal	\$15	\$50	\$200	\$40	\$75	\$225

Fees and Costs Schedule

	Actual cost, plus fee
Abatement Costs	
Adjournment/Continuance	\$75
Administrative Hearings Bureau Costs (formal)	\$250
Administrative Hearings Bureau Costs (informal)	\$125
Building Costs	\$75
Default	\$0
Motion to Set Aside Default	\$0
Prosecution Costs	\$75
Show Cause	\$0
State Justice System (set by state statute)	\$10

***** PLEASE BE ADVISED *****

Fines, costs and fees paid to the Administrative Hearings Bureau **DO NOT** include any additional charges incurred for inspections or abatements, such as grass cutting, snow removal, trash/litter removal and related administrative fees charged by the Building and Code Enforcement Department.